

**City of Hurst**  
**City Council Minutes**  
**Tuesday, January 12, 2016**

On the 12th day of January 2016, at 6:30 p.m., the City Council of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Bill McLendon	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer	)	
Henry Wilson	)	
Nancy Welton	)	
David Booe	)	
Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Clay Caruthers	)	Assistant City Manager
Jeff Jones	)	Assistant City Manager
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Steve Bowden	)	Executive Director of Development
Michelle Lazo	)	Managing Director of Development
Steve Moore	)	Police Chief
John Brown	)	Fire Chief

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

The meeting was called to order at 6:30 p.m.

Councilmember Henry Wilson gave the Invocation.

The Pledge of Allegiance was given.

**PRESENTATION(S)**

1. Presentation of Life Saving Certificates. Mayor and Councilmembers recognized Police Officers Bandon Minchew and Adam Longoria for the lifesaving rescue of a resident from a house fire. Officers Minchew and Longoria thanked the Council and introduced family members.

**CONSENT AGENDA**

2. Considered approval of the minutes for the December 8, 2015 City Council meetings.
3. Considered Ordinance 2302, second reading, SP-15-14 i-Fly Indoor Skydiving, a site plan

approval on Lot HR4, Block A, S. Hayworth Addition, being 1.10 acres located at 655 NE Loop 820.

4. Considered Ordinance 2307, second reading, SP-15-16 Chick-fil-A, a site plan revision for Lot A-2, Block 1, K-mart Plaza Addition, being .95 acre located at 1475 W. Pipeline Road.
5. Considered Ordinance 2306, second reading, concerning the City's Storm Water Management Plan requirements for detection and elimination of illicit discharges and erosion and sediment control during construction and post construction.
6. Considered authorizing the Mayor to execute the Risk Map (Mapping, Assessment, and Planning) Cooperation Statement with the Federal Emergency Management Agency (FEMA) and Risk Assessment, Mapping, and Planning Partners (RAMPP).
7. Considered authorizing the city manager to enter into an Engineering Services Contract Amendment 1 to Halff Associates, Inc., for engineering services for Valley View Branch Flood Protection Planning Study.
8. Considered authorizing the city manager to purchase (1) one 2016 Ford F-250 pickup for the Emergency Medical Services Coordinator.

Councilmember Wilson moved to pass the consent agenda with minutes as amended in work session. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

#### **PUBLIC HEARING(S) AND RELATED ITEM(S)**

9. Conducted a public hearing to consider SP-15-11, Professional Precinct Center, a site plan for Lot 1, Block 1, Professional Precinct Center Addition, being .85 acre located at 7040 Precinct Line Road.

Mayor Ward announced a public hearing to consider SP-15-11, Professional Precinct Center, a site plan for Lot 1, Block 1, Professional Precinct Center Addition, being .85 acre located at 7040 Precinct Line Road and recognized Mark Asaad, 5000 Thompson Terrace, Colleyville, Texas, representing the applicant. Mr. Asaad stated this request is for three separate garden offices. Managing Director of Development Michelle Lazo reviewed the proposed site plan noting the large Oncor utility easement, which cannot have landscaping or irrigation. Ms. Lazo reviewed screening, elevations and proposed signage, including a multi-tenant sign proposed at Precinct Line Road.

There being no one else to speak, Mayor Ward closed the public hearing.

In response to Councilmembers' questions, Executive Director of Public Works Greg Dickens stated the proposed project reduces the drainage to the surrounding properties and takes it to Precinct Line Road. Councilmember Wilson noted there is no fence on the site

plan, so Council does not need to specify a fence requirement.

10. Considered Ordinance 2310, first reading, SP-15-11, Professional Precinct Center, a site plan for Lot 1, Block 1, Professional Precinct Center Addition, being .85 acre located at 7040 Precinct Line Road.

Councilmember Wilson moved to approve SP-15-11, Professional Precinct Center, a site plan for Lot 1, Block 1, Professional Precinct Center Addition, being .85 acre located at 7040 Precinct Line Road and Ordinance 2310. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

11. Conducted a public hearing to consider SP-15-15, Slim Chickens, a site plan approval on Lot 5E, Block 1A, Olde Towne Square, being 1.10 acres located at 1420 Precinct Line Road.

Mayor Ward announced a public hearing to consider SP-15-15, Slim Chickens, a site plan approval on Lot 5E, Block 1A, Olde Towne Square, being 1.10 acres located at 1420 Precinct Line Road, and recognized owner of Slim Chickens, Tim Kraftson, 5528 North Tarrant Parkway, Fort Worth, Texas, who reviewed their new brand to the DFW market. Mr. Kraftson also reviewed the proposed building finish out and menus. Managing Director of Development Michelle Lazo reviewed the site plan, access, landscaping, lighting, elevations and signage.

There being no else to speak, Mayor Ward closed the public hearing.

In response to Councilmembers' questions, Ms. Lazo reviewed signage location and stated the signs are out of the visibility triangle.

12. Considered Ordinance 2311, first reading, SP-15-15, Slim Chickens, a site plan approval on Lot 5E, Block 1A, Olde Towne Square, being 1.10 acres located at 1420 Precinct Line Road.

Councilmember McLendon moved to approve SP-15-15, Slim Chickens, a site plan approval on Lot 5E, Block 1A, Olde Towne Square, being 1.10 acres located at 1420 Precinct Line Road and Ordinance 2311. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

13. Conducted a public hearing to consider SP-15-18, El Pollo Loco, a site plan approval on Lot D1, Block 1, K-Mart Plaza Addition, being .62 acre located at 1245 Pipeline Road.

Mayor Ward announced a public hearing to consider SP-15-18, El Pollo Loco, a site plan approval on Lot D1, Block 1, K-Mart Plaza Addition, being .62 acre located at 1245 Pipeline Road, and recognized Matt Moore, Claymoore Engineering, 1903 Central Drive, Bedford, Texas, who reviewed the proposed site noting the demolition of an existing Chevron and

redevelopment of the proposed 3,000 square foot restaurant. Mr. Moore reviewed the El Pollo Loco concept and the request for a small landscape variance due to the size of the lot.

Managing Director of Development Michelle Lazo reviewed the site plan, access, landscaping, elevations, lighting plan, and signage.

There being no one else to speak, Mayor Ward closed the public hearing.

In response to Councilmembers' questions, Mr. Moore stated he did not anticipate any issues with the gasoline tank removal. Ms. Lazo stated the sign was out of the visibility triangle and, due to the grade change, a vehicle will not be able to cut through where the dumpster is located.

14. Considered Ordinance 2312, first reading, SP-15-18, El Pollo Loco, a site plan approval on Lot D1, Block 1, K-Mart Plaza Addition, being .62 acre located at 1245 Pipeline Road.

Councilmember Welton moved to approve SP-15-18, El Pollo Loco, a site plan approval on Lot D1, Block 1, K-Mart Plaza Addition, being .62 acre located at 1245 Pipeline Road and Ordinance 2312. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

15. Conducted a public hearing for the FY 2016, 42nd Year Community Development Block Grant Program.

Mayor Ward announced a public hearing for the FY 2016, 42nd Year Community Development Block Grant Program and recognized Executive Director of Public Works Greg Dickens, who reviewed the Community Development Block Grant Program. Mr. Dickens stated the purpose of the public hearing is to receive input from citizens regarding potential improvements in the target area. He reviewed projects from previous years, and stated the next step will be for staff to bring forward a recommended project.

There being no one to speak, Mayor Ward closed the public hearing.

#### **PLAT(S)**

16. Considered P-15-16, Professional Precinct Center, a final plat of Tract 3A4 WA Doty Survey, A 420 to Lot 1, Block 1, Professional Precinct Center Addition, being .853 acre located at 7040 Precinct Line Road.

Mayor Ward recognized Mark Asaad, who previously spoke regarding the site plan for Professional Precinct Center, and City Manager Allan Weegar who stated the plat meets all City requirements.

Councilmember Wilson moved to pass P-15-16, Professional Precinct Center, a final plat of Tract 3A4 WA Doty Survey, A 420 to Lot 1, Block 1, Professional Precinct Center Addition,

being .853 acre located at 7040 Precinct Line Road. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton  
No: None

17. Considered P-15-18 Melbourne Place Addition, a final plat of Lots 1-9, Block 1, Lots 1-6, Block 2, and Lots 1-3, Block 3, Melbourne Place Addition, being 7.42 acres located at 100 Melbourne Road.

Mayor Ward recognized Ernest Hedgecoth representing Tommy Cunningham, and stated the plat meets all City requirements. In response to Councilmembers' questions, Executive Director of Public Works Greg Dickens stated the construction plans include sidewalks on the frontage of Highway 10 and Melbourne Road.

Councilmember Kitchens moved to approve P-15-18 Melbourne Place Addition, a final plat of Lots 1-9, Block 1, Lots 1-6, Block 2, and Lots 1-3, Block 3, Melbourne Place Addition, being 7.42 acres located at 100 Melbourne Road. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton  
No: None

#### **ORDINANCE(S)**

18. Considered Ordinance 2309, first reading, concerning designation of a proposed school speed limit zone on Pipeline Road for the Harrison Lane intersection.

Mayor Ward recognized Executive Director of Public Works Greg Dickens who reviewed the proposed school speed limit zone and stated the Traffic Safety Commission recommends reducing the current speed of 35 mph to 20 mph. In response to Councilmembers' questions, Mr. Dickens stated the cell phone signage would be included if it was on other school zone signs.

Councilmember McLendon moved to approve Ordinance 2309, first reading, concerning designation of a proposed school speed limit zone on Pipeline Road for the Harrison Lane intersection. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton  
No: None

#### **RESOLUTION(S)**

19. Considered Resolution 1634 authorizing the Police Department to participate in the Tarrant County Combined Narcotics Enforcement Team (CNET).

Mayor Ward recognized Police Lieutenant Jim Pell who stated, for the last twenty-five years,

the police department, along with other law enforcement agencies in Tarrant County, have engaged in a cooperative effort to combat drug trade. He stated the participants agreed these efforts need to continue, but under the auspice of the Tarrant County Sheriff's Office, in a manner set forth in the proposed agreement. He noted the Tarrant County Commissioners Court approved this agreement in December.

Councilmember Wilson moved to pass Resolution 1634. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton  
No: None

20. Considered Resolution 1635 calling the City of Hurst May 7, 2016 General Election.

Councilmember Welton moved to approve Resolution 1635 calling the City of Hurst May 7, 2016 General Election. Motion seconded by Councilmember McLendon. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton  
No: None

### **OTHER BUSINESS**

21. Councilmembers reviewed the following advisory board meeting minutes:
- HEB Teen Court Advisory Board
22. Review of upcoming calendar items – City Manager Allan Weegar reviewed the following items:
- February 15, 2016, Town Hall Forum at the Hurst Conference Center.
23. City Council Reports – Councilmember Wilson noted the attendance of Mr. Scott Fisher, seeking office for District 92. Councilmember Booe noted his appointment to the National League of Cities Finance and Administration Committee.

### **PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED**

Mayor Ward recognized the General Managers of the Holiday Inn and Hampton Inn and also Star Telegram reporter Elizabeth Campbell.

Mayor Ward recessed the meeting at 7:34 p.m. to Executive Session in Compliance with the provisions of the Texas Open Meetings Law, authorized by Government Code, Section 551.071 to consult with City Attorney to seek advice regarding Compromise Settlement Agreement (Johnny Harbin and Sylvia Harbin V. City of Hurst) and 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion and to reconvened to Open Session at 8:30 p.m.

24. Take any and all action necessary ensuing from Executive Session.

Councilmember Wilson moved to approve the settlement in the Harbin case. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

**ADJOURNMENT**

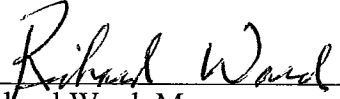
The meeting adjourned at 8:33 p.m.

**APPROVED** this the 26th day of January 2016.

**ATTEST:**

  
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Rita L. Frick, City Secretary

**APPROVED:**

  
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Richard Ward, Mayor